

Note: The following case(s) is/are included in this ad.

Click on the process number or applicant's name to go directly to the ad.

Process No.	Applicant Name
<u>04-217</u>	<u>C.A.J.B. DEVELOPMENT & CONSTRUCTION CORPORATION</u>
<u>05-087</u>	<u>GREENLANDS REALTORS, INC.</u>
<u>05-225</u>	<u>MANUEL BAGRAMELI</u>
<u>05-310</u>	<u>GREENLANDS REALTORS, INC.</u>
<u>05-397</u>	<u>NOVA HOMES CORPORATION</u>
<u>05-406</u>	<u>WORKFORCE DEVELOPMENT PARTNERSHIP, INC.</u>

THE FOLLOWING HEARING WAS DEFERRED FROM 4/17/06 TO THIS DATE:

HEARING NO. 06-4-CZ8-4 (05-397)

15-53-41
Council Area 8
Comm. Dist. 2

APPLICANT: NOVA HOMES CORPORATION

- (1) Applicant is requesting to permit a single-family residence with a lot frontage of 40' (75' required) and a lot area of 3,600 sq. ft. (7,500 sq. ft. required).
- (2) Applicant is requesting to permit a setback of 23' (25' required) from the rear (south) property line.
- (3) Applicant is requesting to permit setbacks of 5' (7.5' required) from the interior side (east) and (west) property lines.

Upon a demonstration that the applicable standards have been satisfied, approval of these requests may be considered under §33-311(A)(14) (Alternative Site Development Option for Single-Family and Duplex Dwellings) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "New Residence for Nova Homes Corporation," consisting of 2 sheets; Sheet SP-1 as prepared by Fernando Gomez-Pina, dated 12/7/05 and Sheet A-1 as prepared by Nationwide Homes and dated 12/15/01. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 13, Block 5, LIBERTY CITY, Plat book 7, Page 79.

LOCATION: Lying approximately 190' east of N.W. 18 Avenue and south of N.W. 68 Terrace, A/K/A: 1760 N.W. 68 Terrace, Miami-Dade County, Florida.

SIZE OF PROPERTY: 40' x 90'

PRESENT ZONING: RU-2 (Two-Family Residential)

[<Top>](#)

APPLICANT: C.A.J.B. DEVELOPMENT & CONSTRUCTION CORPORATION

- (1) Applicant is requesting to permit an apartment building setback 18'9" (25' required) from the side street (west) property line and setback 11'3" (15' required) from the interior side (east) property line.
- (2) Applicant is requesting to permit a landscape buffer varying from 1'9" to 4'6" along portions of the rights-of-way (7' required).

Upon a demonstration that the applicable standards have been satisfied, approval of request #1 may be considered under §33-311(A)(15) (Alternative Site Development Option for Multiple-Family Use) and approval of requests #1 & #2 may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "CAJB Development and Construction Corp.," as prepared by Juan J. Farach, Architects – Planners, dated stamped received 1/17/06 and consisting of 4 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 18 to 20, inclusive, Block 24, FULFORD HIGHLANDS, 2nd ADDITION, Plat book 8, Page 103.

LOCATION: 16585 N.E. 3 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 97' x 105'

PRESENT ZONING: RU-3 (Four Unit Apartment)

[<Top>](#)

APPLICANT: GREENLANDS REALTORS, INC.

- (1) SPECIAL EXCEPTION of spacing requirements as applied to alcoholic beverage uses, to permit a liquor package store spaced less than the required 2,500' from religious facilities and schools.
- (2) Applicant is requesting to permit a liquor package store with sales of alcoholic beverages on Sundays (not permitted).

Upon a demonstration that the applicable standards have been satisfied, approval of request #2 may be considered under §33-311(A)(4)(b) (Non-Use Variance or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Liquor License Application," as prepared by Neville & Associates, P. A., Architects; Sheets A-1 & A-2 dated stamped received 7/8/05 & Sheet A-3 dated stamped received 2/1/06 and "Specific Purpose Survey for Alcohol Beverage License," as prepared by James Beadman and Assoc., Inc., consisting of 1 sheet, dated stamped received 3/22/05. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lots 15 – 20 (inclusive) and Lots 25 – 30 (inclusive), Block 2, LIBERTY CITY, Plat book 7, Page 79.

LOCATION: 6970 N.W. 17 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 1.34 Acres

PRESENT ZONING: BU-2 (Business – Special)

[<Top>](#)

HEARING NO. 06-5-CZ8-3 (05-225)

13-52-41
Council Area 8
Comm. Dist. 2

APPLICANT: MANUEL BAGRAMELI

(1) RU-1 to RU-3M

(2) UNUSUAL USE to permit an entrance feature.

Plans are on file and may be examined in the Zoning Department entitled "Bagrameli Villas," as prepared by Etienne Prophete, Professional Engineer, consisting of 6 sheets and dated 5/24/05. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 60, BISCAYNE GARDENS, SEC. "E," PART 2, Plat book 40, Page 41.

LOCATION: 97 N.W. 152 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 132' x 304.77'

RU-1 (Single-Family Residential)

RU-3M (Minimum Apartment House 12.9 units/net acre)

[<Top>](#)

APPLICANT: GREENLANDS REALTORS, INC.

- (1) Applicant is requesting to permit a retail center with 44 parking spaces (61 parking spaces required).
- (2) Applicant is requesting to permit an addition to a commercial building setback 0' (5' required) from the interior side (east) property line.
- (3) Applicant is requesting to permit a landscape open space of 6% (16% required).
- (4) Applicant is requesting to permit 6 street trees (14 street trees required).

Upon a demonstration that the applicable standards have been satisfied, approval of requests #1-#3 may be considered under §33-311(A)(16) (Alternative Site Development Option for the BU Zoning District) or under §33-311(a)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance) and approval of request #4 under §33-311(a)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Retail Building Addition," as prepared by Neville & Associates, P. A., consisting of 3 sheets. Sheet A-1 dated stamped received 1/25/06 & Sheets A-2 & A-3 dated stamped received 9/21/05. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lots 15 – 20 inclusive and Lots 25-30, Block 2, LIBERTY CITY, Plat book 7, Page 79.

LOCATION: 6970 N.W. 17 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 1.05 Acres

PRESENT ZONING: BU-2 (Business – Special)

[<Top>](#)

HEARING NO. 06-5-CZ8-5 (05-406)

15-53-41
Council Area 8
Comm. Dist. 3

APPLICANT: WORKFORCE DEVELOPMENT PARTNERSHIP, INC.

Applicant is requesting to permit a parcel with a lot frontage of 54.3' (75' required) and a lot area of 5,994.72 sq. ft. (7,500 sq. ft. required).

Upon a demonstration that the applicable standards have been satisfied, approval of the request may be considered under §33-311(A)(14) (Alternative Site Development Option for Single-Family or Duplex Dwellings) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "New Residence At 6001 NW 24 Court," as prepared by Graham A. Gerald, consisting of 3 sheets and dated 4/22/05. Plans may be modified at public hearing.

SUBJECT PROPERTY: The south 54.3' of the west 122.9' of Tract 3, REVISED PLAT OF FRANCES PARK, Plat book 38, Page 47.

LOCATION: 6021 N.W. 24 Court, Miami-Dade County, Florida.

SIZE OF PROPERTY: 54.3' x 110.4'

PRESENT ZONING: RU-1 (Single-Family Residential)

[<Top>](#)